

BILL NO 2322

ORDINANCE NO 2322

AN ORDINANCE APPROVING THE SUBDIVISION PLAT FOR “ROCK HILL QUARRIES”

WHEREAS, the City received an application from Rock Hill Quarries to consolidate certain tracts into one lot; and

WHEREAS, Rock Hill Quarries is also acquiring an adjacent piece of property (about 10,000 square feet) to be added to the tracts under their ownership; and

WHEREAS, the lots lie mostly in the H Industrial Zoning District, except for the westernmost 350 feet, which lies in the D Residential Zoning District, as depicted on the plat; and

WHEREAS, Section 94-7 in Chapter 94 of the Code of Ordinances of the City of Ladue states that a subdivision of land in a commercial or industrial zoning district shall be subject to the requirements of the “Small Subdivision” process in Article III, which does not require review by the Zoning and Planning Commission, and

WHEREAS, this is a resubdivision, which does not create any new lots; and

WHEREAS, the property involved in this consolidation plat is not under single-ownership, but this requirement may be waived, as recommended by the City Planner, since this subdivision is a simple consolidation of properties under single ownership, with the exception of one small additional parcel to be acquired, and only one small portion of the included property has previously been platted into subdivision lots; and

WHEREAS, the City is in receipt of a copy of a contract signed by Ameren that agrees to the conveyance of the parcel indicated on the “Rock Hill Quarries” plat and states that Rock Hill Quarries is responsible for preparing a plat to adjust the boundary between the properties; and

WHEREAS, the amended lot will meet the minimum lot size and frontage (on Old Warson Road) for both the H and D zoning districts and this action does not propose or require any new public improvements; and

WHEREAS, according to the procedure laid out in Section 94-59 for a small subdivision, the preliminary plat for this consolidation plat was reviewed and approved by the City Planner; and

WHEREAS, the consolidated lot has more than five sides, but has been reviewed and approved by the City Planner according to the criteria listed in Section 94-34(4)e of the Ladue Code and the procedure laid out in Section 94-59 for a small subdivision; and

WHEREAS, in accordance with the procedures under Section 94-59, applicant submitted a final plat for review and the final plat was reviewed and approved by the City Planner and submitted to the City Council for final approval; and

WHEREAS, this bill has been made available for public inspection prior to its consideration by the City Council and read by title two times in open meeting prior to its passage; and

WHEREAS, after review of the application and the staff comments, the City Council finds that all administrative procedures for the granting of a subdivision have been followed in accordance with Chapter

94 of the Ladue Code and that the final plat for "Rock Hill Quarries", meets the requirements of the City and should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LADUE, ST. LOUIS COUNTY MISSOURI, AS FOLLOWS:

Section 1. That the attached final plat for "**ROCK HILL QUARRIES**" as surveyed and certified by Stock and Associates Consulting Engineers, Inc. in the month of August, 2022 and as depicted on the attached Exhibit A, which was duly presented to the City Council, is hereby approved.

Section 2. That this lot consolidation creates one combined lot with more than five sides and that this irregular shape is necessary or desirable due to the unique character of the lots being adjusted.

Section 3. That the single ownership requirement for this small subdivision be waived.

Section 4. That such approval be endorsed upon such final plat under the hand of the City Clerk and the seal of the City of Ladue, St. Louis County, Missouri, but only after the presentation to the City Clerk of the final plat of said Consolidation Plat on tracing cloth or mylar with all required signatures and attestations.

Section 5. Pursuant to Section 94-6 of the Ladue Code, upon receipt of the endorsed plat, the subdivider shall record the final Consolidation Plat with the St. Louis Recorder of Deeds and then shall promptly furnish to the City Clerk a certificate from the Recorder of Deeds that such approved Consolidation Plat has been duly filed for record.

Section 6. This Ordinance shall be in full force and effect from and after its adoption and approval by the Mayor.

PASSED THIS ____ DAY OF _____ 2022.

President, City Council

ADOPTED AND APPROVED THIS ____ DAY OF _____ 2022.

Nancy Spewak, Mayor

ATTEST:

Stacey Mann, City Clerk

Exhibit A



